

ADVANCE MILLS VILLAGE HOMEOWNERS ASSOCIATION 2009 ANNUAL MEETING MINUTES

Wednesday, August 26th

2160 Fray Rd, Advance Mills, VA 22968

Bridge report: Pre-Meeting Bridge Report: Kip Newland (AMVHA bridge representative) reported he spoke with Ken Shirley (VDOT, Culpeper). VDOT reports the bridge is on schedule.

Kip then introduced Don Cantorie, VP of Operations for Fielder's Choice (bridge construction company) to give a brief report on the bridge construction progress. Don reports unexpected problems are delaying the completion date (17 to 20 days) for the bridge. The original completion date will now slip from Nov 25th to "before Christmas".

Call to order: Greg Kane, AMVHA Treasurer called the meeting to order at 7:20PM

Lots Represented:

1, 2, 3, 4, 5, 6, 10, 13, 14, 15, 16, 17, 20, 21, 22, 29, 32 (present)

7, 8, 9, 12, 23, 26, 27, 28, 30, 31, 34 (by proxy)

Quorum: Yes, 27 of 35 lots represented (21 required)

Treasurer's Report: George Ackerman presented the Treasurer's report. All regular dues have been collected. Expenditures for the year totaled \$657.57. The checking account balance is \$4,515.61. AMVHA has \$34,666.06 in CDs. The combined total is \$39,181.67.

Road Report: Cliff Smith presented the Road Report. The road is generally in good shape however costs for resurfacing have gone up significantly. If costs remain sharply higher, AMVHA could potentially be short by \$175 per lot in two years when the road resurfacing is next expected to occur. Due to this concern, the AMVHA Board raised the annual dues 5% to \$325.

Annual Picnic: Greg Stephens explained Barbara was not able to come to the meeting but expects to be involved in the Picnic. Barbara will get back to the Association on the best timing. (**update:** Oct 11, 1PM to 4PM .. more to follow)

Election of new board members: It was announced that Bruce Libby agreed to serve on the board and Greg Kane agreed to serve another term (to keep the web site up). A motion was made to accept the nominations. The motion was seconded and approved without dissent. Tony Townsend mentioned that it would be best if the board went to a full 5 members once again. There was no dissent. Laura Gay was asked if she would be willing to join the board and she agreed. A motion was made to accept the Laura's nomination. The motion was seconded and approved without dissent.

Open Business: Tony Townsend mentioned the need for a "work crew" to perform miscellaneous cleanup tasks such as clearing overgrown brush. One lot where brush has grown up to the road was cited. It was agreed that a letter would be sent asking permission from the owner to cut back the brush. If the owner agrees, it will be added to the tasks for the work crew. A motion was made to elect Tony Townsend and "Crew Leader". The motion was seconded and approved without dissent.

Meeting Adjournment: A motion was made to adjourn the annual meeting. The motion was seconded and approved without dissent.